

Mortgagee's mailing address: 301 College St., Greenville, S. C. 29601

GREENVILLE CO. S. C.

MAY 3 10 21 AM '79

GONNIE S. TANKERSLEY
R.H.C.

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BOOK 79 1120

MORTGAGE

THIS MORTGAGE is made this 2nd day of May, 1979, between the Mortgagor, William J. Mika and Joan C. Mika (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and 00/100-- Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on side of Hillsborough Drive S. 74-29 E. 105 feet to an iron pin; thence S. 29-29 E., 35.4 feet to an iron pin on the southwesterly side of Crosscreek Drive; thence with the southwesterly side of Crosscreek Drive S. 15-31 W. 75.7 feet to an iron pin; thence continuing with said Drive S. 22-10 W. 25.2 feet to an iron pin; thence S. 35-28 W., 25.2 feet; thence S. 42-08 W., 25 feet to an iron pin in the line of property now or formerly owned by Mountain Brooke; thence N. 74-29 W., 107.2 feet to an iron pin, the joint rear corner of Lots 114 and 117, thence with the common line of said Lots N. 15-31 E., 171.8 feet to an iron pin, the point of beginning.

FILED
S. C. S. C. 090
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Bozeman, Grayson & Smith, Attorneys
This being the same property conveyed to the mortgagors by deed of Merrill Lynn H. Reel, dated April 9, 1979, to be recorded herewith.
First Federal Savings and Loan Association
of Greenville, S. C. Same As First Federal Savings and Loan Association of S. C.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX = 22.06

Witness Rita D. Lyden Greenville

which has the address of 206 Hillsborough Drive
South Carolina (herein "Property Address")

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.